

# 3740 SECOND





**PROJECT :** 3740 2nd

**DATE :** April 4, 2022

**CLIENT :** Greatwater

**ZONING DISTRICT :** SD2 - Special Development District, Mixed Use

**OVERLAY/HISTORIC DISTRICTS :** Adjacent to Willis-Selden Historic District

**USES**

**BY-RIGHT:**

- Lofts
- Multiple-family dwellings where combined in structures with permitted first-floor commercial use
- Residential uses combined in structures with permitted (first floor) commercial uses.
- Child care center
- Educational institution
- Neighborhood center, non-profit
- Art gallery
- Bake shop, retail
- Bank without drive-up or drive-through facilities
- Banquet facility
- Barber or beauty shop
- Brewpub or microbrewery or small distillery or small winery
- Dry cleaning, laundry, or laundromat
- Establishment for the sale of beer or alcoholic liquor for consumption on the premises
- Medical or dental clinic, physical therapy clinic, or massage facility
- Nail salon
- Office, business or professional
- Restaurant, standard, without drive-up or drive-through facilities

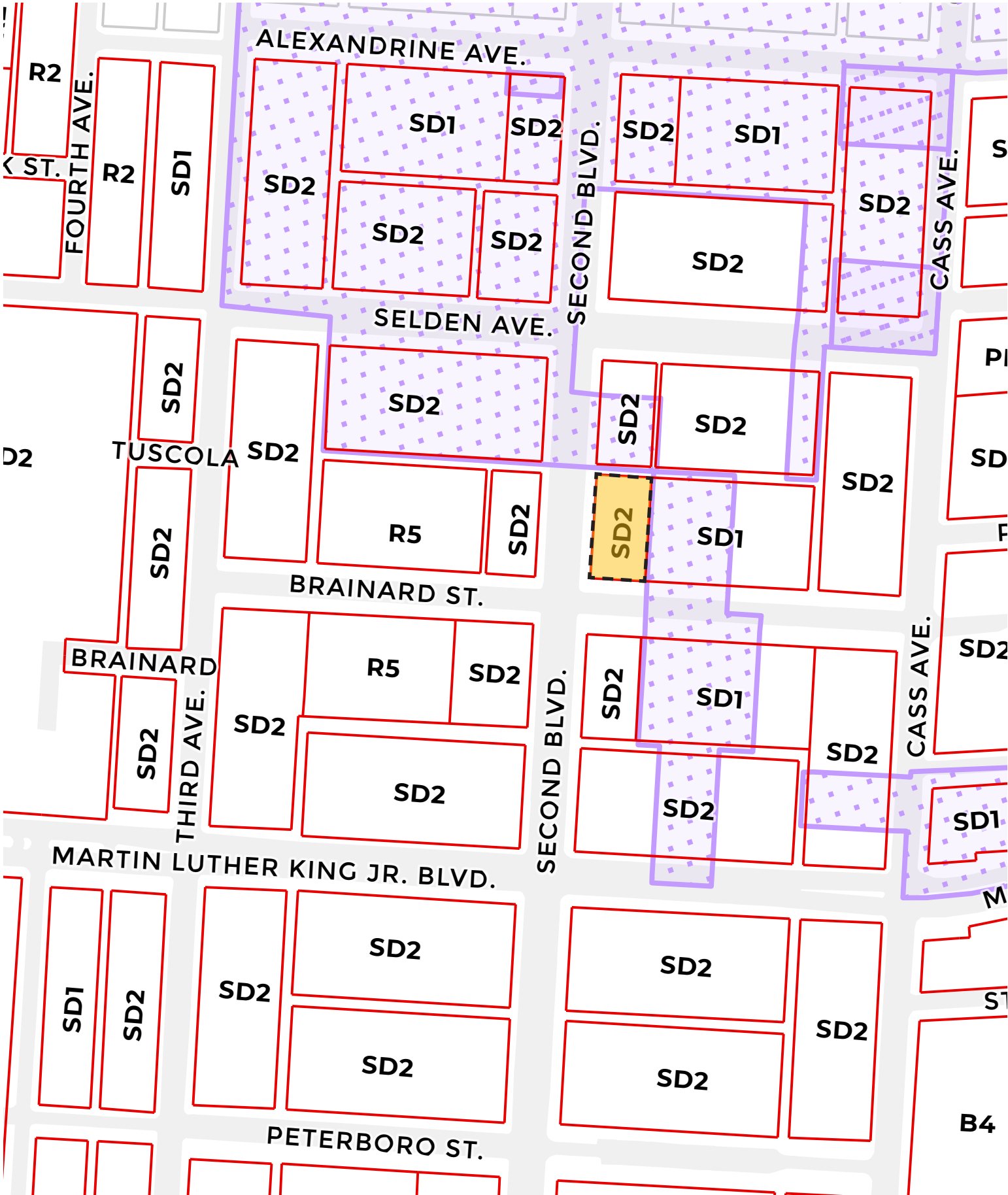
**CONDITIONAL:**

- Multiple-family dwelling
- Townhouse
- Arcade
- Business college or trade school.
- Customer service center without drive-up or drive-through facilities
- Pool hall
- Precious metal and gem dealer

USE	SETBACKS			MAX HEIGHT	PARKING
	FRONT	SIDE	REAR		
MIXED USE	--	--	20 FT	60 FT	.75 per dwelling unit
PARKING	--	--	--	--	--

**ENTITLEMENT PROCESS:**

- All new construction and conditional uses in the SD2 Special Development District are subject to site plan review





SUMMARY

COMMERCIAL SF

LEVEL 1 3,600 SF

RESIDENTIAL UNITS

LEVEL 2	
STUDIO	11 UNITS
1 BEDROOM	8 UNITS
LEVEL 3	
STUDIO	11 UNITS
1 BEDROOM	8 UNITS
LEVEL 4	
STUDIO	11 UNITS
1 BEDROOM	8 UNITS
	57 units

PARKING

REQUIRED PARKING	
RESIDENTIAL (57x.75)	43 spaces
PROVIDED:	
OFF STREET	37 spaces
TOTAL:	37 spaces



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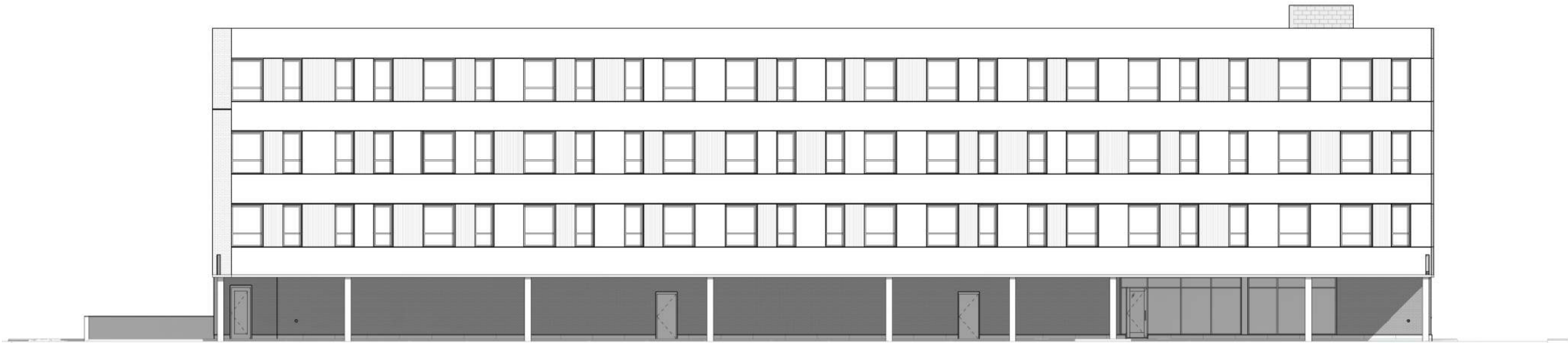








EAST ELEVATION



EASTELEVATION





SOUTH ELEVATION



NORTH ELEVATION



SOUTH ELEVATION

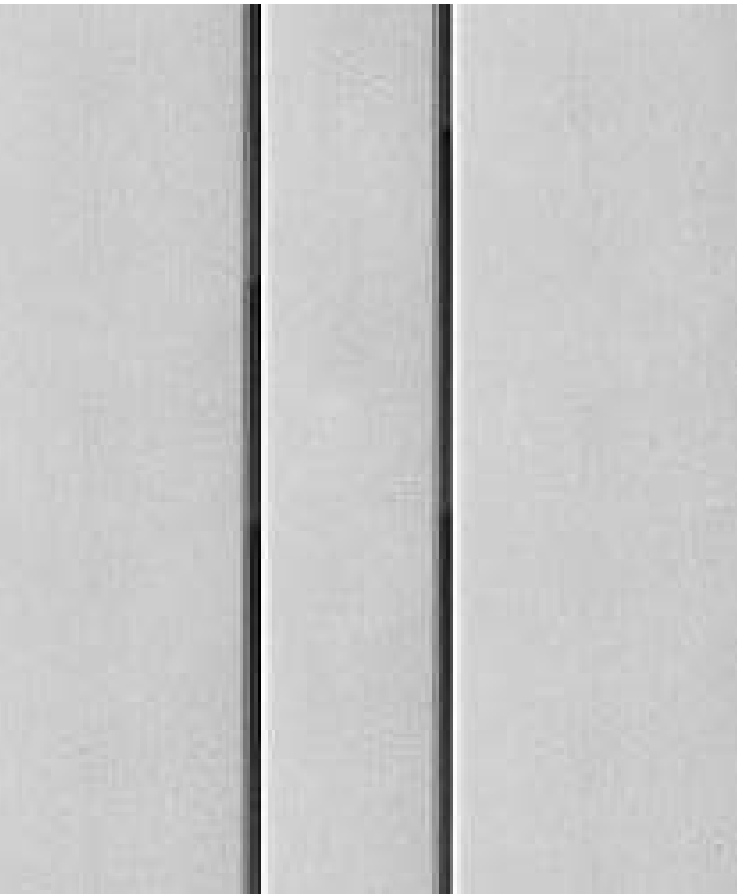


NORTH ELEVATION





GREY BRICK BLEND



DARK GREY EIFS



LIGHT GREY EIFS